

## **HEAVY INDUSTRIAL (HI) DISTRICT**

### ***Purpose and Intent:***

The HI, Heavy Industrial District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

### ***Additional Requirements:***

All permitted uses within the Heavy Industrial (HI) District shall be served by public water and sewer, unless the Enforcement Officer determines that it is not available and not required.

### ***Permitted Uses:***

#### **AGRICULTURAL USES**

Agricultural Production (crops)  
Agricultural Production (livestock) *D*  
Animal Services (livestock)  
Animal Services (other)  
Fish Hatcheries  
Forestry  
Horticultural Specialties  
Veterinary Services (livestock)

#### **RESIDENTIAL USES**

Manufactured Dwellings (Class AA) *S [AOD]*  
Shelters for the Homeless *D [AOD]*  
Shelters, Temporary *D [AOD]*  
Single Family Detached Dwellings *D [AOD]*  
Two Family Dwellings (Twin Homes or Duplexes) *D [AOD]*

#### **ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)**

Accessory Dwelling Units *D [AOD]*  
Accessory Uses and Structures (customary)  
Bulky Item Outdoor Display *D*  
Caretaker Dwellings *D [AOD]*  
Communication Towers (exceeding height limits of zoning district) *D*  
Communication Towers (not exceeding height limits of zoning district) *D*  
Disabled Motor Vehicles *D*  
Home Occupations *D*  
Livestock (as accessory to residential uses) *D*  
Satellite Dishes/TV and Radio Antennae (Accessory) *D*  
Swimming Pools *D*  
Yard Sales (no more than 2 per year) *D*

#### **RECREATIONAL USES**

Athletic Fields

#### ***Recreational Uses (Continued)***

Batting Cages *D*  
Car Tracks (Raceways), Indoor Miniature  
Go-cart Raceways  
Golf Driving Ranges *D*  
Public Parks *D*  
Public Recreation Facilities *D*  
Shooting Ranges, Indoor *D*

#### **EDUCATIONAL AND INSTITUTIONAL USES**

Ambulance Services  
Cemeteries/Mausoleums *D*  
Churches *[AOD]*  
Correctional Institutions *S [AOD]*  
Day Care Homes, Adult (5 or less, Home Occ.) *D [AOD]*  
Day Care Homes, Adult (12 or less, Home Occ.) *D [AOD]*  
Day Care Homes, Child (5 or less, Home Occ.) *D [AOD]*  
Day Care Homes, Child (12 or less, Home Occ.) *D [AOD]*  
Fire Stations  
Government Offices  
Police Stations, Neighborhood  
Post Offices  
School Administration Facilities

#### **BUSINESS, PROFESSIONAL, & PERSONAL SERVICES**

Advertising Services, Outdoor  
Automobile Rental or Leasing *[WCA]*  
Automobile Repair Services, Major *[WCA] D*  
Automobile Repair Services, Minor *[WCA] D*  
Automobile Parking (commercial)  
Automobile Towing and Storage Services *[WCA]*  
Boat Repairs *[WCA] D*  
Building Maintenance Services

***Business, Professional & Personal Service Uses  
Continued)***

Business Incubators  
Car Washes [WCA]  
Engineering, Architect, or Survey Services  
Equipment Rental & Leasing (no outside storage)[WCA]  
Equipment Rental & Leasing(w/outside storage) [WCA]  
Equipment Repairs, Heavy [WCA]  
Equipment Repairs, Light [WCA]  
Furniture Repair Shops [WCA]  
Kennels or Pet Grooming Services  
Landscape and Horticultural Services [WCA]  
Laundry or Dry Cleaning Plants [WCA]  
Medical, Dental or Related Offices  
Medical or Dental Laboratories  
Pest or Termite Control Services [WCA]  
Refrigerator or Large Appliance Repairs  
Research, Development or Testing Services  
Septic Tank Services [WCA]  
Tire Recapping  
Truck Driving Schools [WCA]  
Truck & Util. Trailer Rent. & Leasing, Light [WCA]  
Truck Tractor & Semi Rental & Leasing, Heavy [WCA]  
Truck Washing [WCA]  
Veterinary Services (Other)  
Vocational, Business or Secretarial Schools

**RETAIL TRADE**

Bars  
Bars (capacity > 100 persons)  
Boat Sales  
Building Supply Sales (with storage yard)  
Bulky Item Outdoor Display **D**  
Caterers  
Convenience Stores (with gasoline pumps) [WCA]  
Convenience Stores (without gasoline pumps)  
Dinner Theaters  
Fuel Oil Sales [WCA]  
Manufactured Home Sales  
Motor Vehicle Sales (new and used) [WCA] **D**  
Motorcycle Sales [WCA]  
Recreational Vehicle Sales [WCA]  
Restaurants (no drive-thru)  
Restaurants(serving mixed alcoholic bev)  
Service Stations, Gasoline [WCA]  
Truck Stops [WCA]

**WHOLESALE TRADE**

Agricultural Chem./Pesticides/Fertilizers [WCA]  
Agricultural Products, Other  
Ammunition  
Animals and Animal Products, Other  
Apparel, Piece Goods and Notions  
Beer/Wine/Distilled Alcoholic Beverages  
Books, Periodicals and Newspapers  
Chemicals and Allied Products [WCA]

***Wholesale Trade Uses (Continued)***

Drugs and Sundries  
Durable Goods, Other  
Electrical Goods  
Farm Supplies, Other  
Flowers, Nursery Stock & Florists Supplies [WCA]  
Forest Products  
Furniture and Home Furnishings  
Grain and Field Beans  
Groceries and Related Products  
Hardware  
Jewelry, Watches, Precious Stones & Metals  
Livestock  
Lumber and Millwork  
Lumber and Other Construction Materials  
Machinery, Construction and Mining  
Machinery, Equipment, and Supplies  
Machinery, Farm and Garden  
Metals  
Minerals  
Motor Vehicles [WCA]  
Motor Vehicle Parts and Supplies  
Motor Vehicle Tires and Tubes  
Nondurable Goods  
Paints and Varnishes [WCA]  
Paper and Paper Products  
Petroleum and Petroleum Products [WCA] **D** [AOD]  
Plastics Materials  
Plumbing and Heating Equipment  
Professional & Comm. Equipment & Supplies  
Resins [WCA]  
Scrap and Waste Materials [WCA]  
Sporting & Recreational Goods & Supplies  
Tobacco and Tobacco Products  
Toys and Hobby Goods and Supplies  
Wallpaper and Paint Brushes

**TRANSPORTATION, WAREHOUSING AND  
UTILITIES**

Bulk Mail and Packaging  
Bus Terminals [WCA]  
Communication or Broadcasting Facilities  
Communication Towers (exceeding height limits of  
zoning district) **D**  
Communication Towers (not exceeding height limits of  
zoning district) **D**  
Courier Services, Central Facility  
Courier Service Substations  
Demolition Debris Landfills, Major [WCA] **S**  
Demolition Debris Landfills, Minor [WCA] **D**  
Hazardous & Radioactive Waste transportation, storage,  
and disposal) [WCA] **S** [AOD]  
Heliports [WCA]  
Moving and Storage Services  
Railroad Terminals or Yards [WCA]  
Recycling Processing Centers [WCA] **D**

***Transportation, Warehousing and Utilities Uses Continued***

Refuse and Raw Material Hauling [WCA] S  
Sewage Treatment Plants [R]  
Solid Waste Disposal (nonhazardous) [WCA] [R] S [AOD]  
Taxi Terminals [WCA]  
Trucking or Freight Terminals [WCA]  
Utility Company Offices  
Utility Equipment and Storage Yards  
Utility Lines and Related Appurtenances:

- Utility Lines Distribution Poles, Transmission Poles & Towers
- Utility Lines, Other

Utility Service Facilities  
Warehouses (general storage/enclosed) and Distribution Centers  
Warehouses (self-storage)  
Water Treatment Plants

**MANUFACTURING AND INDUSTRIAL USES**

Aircraft and Parts  
Ammunition, Small Arms [WCA] D  
Animal Feeds (including dog & cat) S  
Animal Slaughter or Rendering [WCA] S  
Apparel and Finished Fabric Products  
Arms and Weapons [WCA]  
Asbestos, Abrasive and Related Products [WCA]  
Asphalt Plants [WCA] S  
Audio, Video and Communications Equipment  
Bakery Products  
Batteries [WCA]  
Beverage Products (alcoholic)  
Beverage Products (nonalcoholic)  
Bicycle Assembly  
Bicycle Parts and Accessories  
Boat and Ship Building  
Brooms and Brushes  
Burial Caskets  
Chemicals, Paints, and Allied Products [WCA]  
Coffee  
Computer and Office Equipment  
Concrete, Cut Stone and Clay Products [WCA]  
Contractors (no outside storage)  
Contractors, General Building  
Contractors, Heavy Construction [WCA]  
Contractors, Special Trade [WCA]  
Costume Jewelry and Notions  
Dairy Products [WCA]  
Drugs  
Electrical Industrial Apparatus, Assembly  
Electrical Industrial Apparatus, Manufac.  
Electrical Components  
Electrical Equipment  
Fabricated Metal Products (incl. can mfg.)  
Fabricated Valve and Wire Products

***Manufacturing and Industrial Uses (Continued)***

Fats and Oils, Animal [WCA]  
Fats and Oils, Plant [WCA]  
Fish, Canned, Cured or Frozen [WCA] S  
Floor Coverings (excluding carpet)  
Food and Related Products, Miscellaneous  
Furniture Framing  
Furniture and Fixtures Assembly  
Furniture and Fixtures  
Glass  
Glass Products from Purchased Glass  
Grain Mill Products  
Heating Equipment and Plumbing Fixtures  
Household Appliances  
Ice  
Industrial and Commercial Machinery  
Jewelry and Silverware (no plating)  
Leather and Leather Products (no tanning)  
Lighting and Wiring Equipment  
Manufactured Housing and Wood Buildings  
Measurement, Analysis & Control Instruments  
Meat/Poultry, Packing & Process.(no rendering) [WCA]  
Medical, Dental and Surgical Equipment  
Metal Coating and Engraving [WCA] S  
Metal Fasteners (screws, bolts, etc.)  
Metal Processing  
Millwork, Plywood and Veneer  
Mining and Quarrying [WCA] S [AOD]  
Motor Vehicle Assembly  
Motor Vehicle Parts and Accessories  
Motorcycle Assembly  
Musical Instruments  
Paper Products (no coating or laminating) [WCA]  
Paper Products (coating or laminating) [WCA]  
Paperboard Containers and Boxes  
Pens and Art Supplies  
Petroleum and Related Products [WCA] S  
Pharmaceutical Preparations  
Photographic Equipment  
Photographic Supplies [WCA]  
Pottery and Related Products  
Preserved Fruits & Vegetables (no can mfg.)  
Primary Metals Products and Foundries [WCA]  
Printing and Publishing  
Pulp and Paper Mills [WCA] S  
Rubber and Plastics, Miscellaneous [WCA]  
Rubber and Plastics, Raw [WCA] S  
Salvage Yards, Auto Parts [WCA] S  
Salvage Yards, Scrap Processing [WCA] S  
Sawmill or Planing Mills  
Signs  
Soaps and Cosmetics  
Sporting Goods and Toys  
Sugar and Confectionery Products  
Surface Active Agents [WCA]  
Textile Products (no dyeing & finishing) [WCA]

***Manufacturing and Industrial Uses (Continued)***

Textile Products (with dyeing & finishing) [**WCA**]  
Tires and Inner Tubes **S**  
Tobacco Products  
Wood Containers  
Wood Products, Miscellaneous

**OTHER USES**

Automotive Parking (subj. to Sec. 9-5-6)  
Bulky Item Outdoor Sales **D**  
High Mast Outdoor Lighting > 50' in ht. **D**  
Temporary Construction, Storage or Offices; Real Estate  
Sales or Rental Offices (with concurrent building permit  
for permanent building)

Storage Containers, Portable (accessory use) **D**  
Temporary Events, including but not limited to: (Refer  
to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Religious Events

<b><i>D</i></b>	Must be developed according to the Development Standards in Section 9-5-1 of the Development Ordinance.
<b><i>S</i></b>	Special Use Permit Required.
<b><i>Z</i></b>	Overlay Zoning Required.
<b><i>WCA</i></b>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<b><i>R</i></b>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
<b><i>AOD</i></b>	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

## **HEAVY INDUSTRIAL DISTRICT**

### *DIMENSIONAL REQUIREMENTS FOR **NON-RESIDENTIAL** HI DISTRICT USES:*

<i>Minimum Lot Size</i>	<b>30,000 square feet</b> , [ <i>Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record). Smaller lots are permitted for residential uses (refer to Tables 4-11-3 and 4-11-4).</i> ].
<i>Minimum Lot Width</i>	<b>100 feet</b>
<i>Minimum Street Frontage:</i>	<b>75 feet</b>
<i>Minimum Street Setback:</i>	<i>Setbacks along private streets shall be the same as along local streets. Setbacks from common private driveways are regulated by Section 9-4-11(b)(4)b.2. Setbacks may be reduced in accordance with Section 9-4-12(b).</i>
Local, Subcollector, & Collector	<b>25 feet</b> from the property line or <b>50 feet</b> from the centerline of the street whichever is greater
Minor Thoroughfare	<b>30 feet</b> from the property line or <b>65 feet</b> from the centerline of the street whichever is greater
Major Thoroughfare	<b>35 feet</b> from the property line or <b>80 feet</b> from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks:</i> ( <i>side &amp; rear yards</i> ) Adj. to Non-Residential Zoning <i>Minimum</i>	<b>0/5 feet</b> , (Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.)
Adj. to Residential Zoning	<b>50 feet</b>
<i>Maximum Height:</i>	<b>50/80 feet</b> (50 foot maximum height without additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not to exceed eighty (80) feet in height.)
<i>Maximum Building Cover (% of Lot)</i>	<b>60 percent</b> of lot

#### Notes for residential development:

- A minimum of sixty percent (60%) of the frontage between two (2) intersecting streets on the side of the street in question must be developed as residences for additional single family development to occur.
- All dwellings and accessory structures shall be subject to the development standards of the Residential Single-Family-7 (RS-7) District.

The City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.